

1           **HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT**  
2                                   **NAPLES, FLORIDA**

3           **Budget Public Hearing and Regular Meeting of the Board of**  
4                                   **Supervisors**  
5                                   **July 21, 2025**

6   The budget public hearing and regular meeting of the Heritage Greens Community  
7   Development District Board of Supervisors was held on Monday, July 21<sup>st</sup>, 2025, at  
8   10:00 a.m. at the HGCDD Clubhouse, Naples, Florida.

9   **SUPERVISORS PRESENT**

10   John Shelton  
11   Dale Meszaros  
12   Leigh Connor  
13   Barbara Pitts  
14   Steven Joos

15   **ALSO PRESENT**

16   Neil Dorrill, Dorrill Management Group, Via Speakerphone  
17   Christopher Dorrill, Dorrill Management Group

18   **ROLL CALL/PLEDGE OF ALLEGIANCE**

19   Mr. Neil Dorrill called the meeting to order and advised that the meeting was properly  
20   noticed. A copy of the notice and affidavit are on file with the District Office at 5672  
21   Strand Court, Naples, FL 34110. All five board members were present at the meeting  
22   establishing a quorum. The Pledge of Allegiance was recited in unison.

23   **PUBLIC HEARING**

24   Mr. Dorrill opened the public hearing for the consideration and adoption of the proposed  
25   Fiscal Year 2026 Budget. The proposed budget for the upcoming fiscal year is  
26   \$326,900, reflecting a \$23,000 increase from the prior year. This amount includes a  
27   non-ad valorem discount as well as a 3% allocation for fees charged by the Tax  
28   Collector and Property Appraiser. Total planned spending is \$323,525. Within the  
29   administrative cost center, the budget accounts for a 3% fee for management and

1 accounting services. It also includes stipends for members of the Board who choose to  
2 collect and receive \$200 per meeting in accordance with Florida law.

3 Operational and maintenance updates include \$1,000 allocated for guard service and  
4 \$700 for gate repairs. Landscaping expenses have increased by \$1,600, primarily due  
5 to rising mulch costs, while flower and plant replacement costs remain unchanged. Tree  
6 trimming expenses have also risen. An amount of \$8,000 is allocated for sidewalk  
7 grinding and replacement. The budget includes funds for canal trimming and spraying,  
8 and the District will continue to mow designated areas twice per year. This year marks  
9 the first increase in maintenance contract costs in several years, with a \$4,500 rise in  
10 expenses.

11 For capital expenditures and reserves the District will maintain its annual contribution to  
12 the capital reserve and contingency fund. Capital outlay is increasing by \$6,500,  
13 bringing the total to \$15,000. The contingency line item will increase by \$5,000, while  
14 the capital reserve contribution remains unchanged at \$45,000. Total expenditures for  
15 the year are projected at \$303,425. This results in a \$73 increase in the annual  
16 assessment per unit, which equates to approximately \$6 per month, bringing the total  
17 assessment rate to \$649 per equivalent residential unit. The District includes 527  
18 equivalent residential units. Once the budget is approved, it will be uploaded to the  
19 District's website as required by law.

20 **The proposed FY 2026 budget was accepted on a MOTION by Mrs. Connor, a**  
21 **second by Mrs. Pitts, and all in favor.**

## 22 **APPROVAL OF AGENDA**

23 **The agenda was approved as presented on a MOTION by Mrs. Pitts, a second by**  
24 **Mrs. Connor, and all in favor.**

## 25 **PUBLIC COMMENT**

26 Mr. Bill O'Reilly asked for a speed bump update and the addition of speed bumps.  
27 Engineer Jim Carr will advise.

28 Mr. Dan Anderson asked about the tentative budget being shared on the website prior  
29 to adoption. Mr. Dorrell referenced the notice that is posted in the newspaper and sent in  
30 the mail regarding the assessment increase. There is no legal requirement to post the  
31 tentative budget on the District website, but he can do so moving forward. The proposed  
32 budget is submitted to the Board along with the requirement to notice the public hearing

1 in the newspaper and via mailing. The newspaper listing is once a week for two  
2 consecutive weeks. The tentative budget is also sent to the Board of County  
3 Commissioners at least 60 days before the hearing.

4 Mr. Anderson also requested revisiting the towing/parking policy as not much  
5 enforcement is able to be done with the current policy. Mr. Dorrill said if needed the  
6 District attorney could be requested to give a memorandum that outlines what his  
7 concerns or positions are in respect of the towing policy. He was involved with the  
8 development of the policy.

9 **APPROVAL OF MEETING MINUTES FOR JUNE 2025**

10 **The minutes were accepted as presented on a MOTION by Mr. Meszaros, a**  
11 **second by Mr. Joos and all in favor.**

12 **FINANCIALS - MAY 2025**

13 Financials through May 31. \$303,000 in cash, about \$156,000 in operating \$147,000 in  
14 reserve account. \$1,800 in payables. \$567 in non-ad-valorem assessments were  
15 received which would have been delinquent and sold at auction. Overall, 93.5% of  
16 assessments have been collected to date. Audit fees are slightly higher than anticipated  
17 this year, and Tax Collector fees are front-loaded. Security service contracts are  
18 currently \$2,000 over budget for the year. Landscape enhancements are also over  
19 budget by \$7,600. Sidewalk and road repairs have slightly exceeded budgeted amounts  
20 as well. Despite these overages, the District remains approximately \$8,200 under  
21 budget overall year-to-date.

22 **The financials were accepted as presented on a MOTION by Mr. Meszaros with a**  
23 **second by Mr. Joos and all in favor.**

24 **A. Resolution 2025-3**

25 **The Chairman was authorized to sign Resolution 2025-3, adopting the final**  
26 **General Fund Budget for Heritage Greens Community Development District for**  
27 **Fiscal Year 2026 on a MOTION by Mrs. Connor, a second by Mrs. Pitts, and all in**  
28 **favor.**

**B. Resolution 2025-4**

**The Chairman was authorized to sign Resolution 2025-4 levying the maintenance assessment for Fiscal Year 2026 on a MOTION by Mrs. Pitts, a second by Mr. Meszaros, and all in favor.**

**MANAGERS REPORT**

**A. Towing Policy**

The towing policy permits vehicles to remain parked in the road right-of-way until 1:00 AM. However, from 1:00 AM to 7:00 AM, parking is not allowed. If a vehicle is still present during this restricted time, a placard must be placed on the vehicle notifying the owner of potential towing. The placard must remain in place for a full 24 hours before the vehicle can be towed.

**B. Law Enforcement**

The Sheriff's summary reported 23 traffic stops, all of which resulted in written warnings that are recorded in the system. In addition, approximately half a dozen stops involved minors riding e-bikes or scooters, which is a violation of the current county ordinance.

**SUPERVISOR REQUESTS**

**A. Spinning Reflectors**

**The purchase of one spinning stop sign reflective marker was approved on a MOTION by Mrs. Pitts, a second by Mr. Shelton, and all in favor.** If it is deemed effective, additional may be purchased later.

**B. Solar Speed Trailer**

Mrs. Connor requested pricing for a solar speed trailer which Mr. Christopher Dorrill took note of and will look into.

**PUBLIC COMMENTS**

No public comments were received at this time.

**NEXT MEETING**

The next meeting will be August 18<sup>th</sup>, 2025, at 9:00 a.m. at the Heritage Greens Clubhouse.

1    **ADJOURNMENT**

- 2    **The meeting was adjourned at 10:56 a.m. on a MOTION by Mr. Meszaros and a**  
3    **second by Mr. Shelton.**